

On Post Housing: The Plan for New and Renovated Homes on Fort Jackson - The family housing area of Fort Jackson will be demolished, rebuilt and renovated over a 5 year period of time known as the Initial Development Period (IDP). During Phase I of the IDP, Balfour Beatty Communities will demolish and construct several homes in each area. As new homes come on line, preparation for Phase II of the IDP will begin. This preparation will consist of moving residents from the Phase II demolition area into new homes or upgraded homes. When Phase II is cleared, demolition and new construction will begin in the same fashion as Phase I. As new homes come on line in the Phase II area, residents in the Phase III area will be moved to clear the Phase III area for demolition and new construction. Renovations will begin in year 4 and 5 of the IDP (2012 & 2013). Keep in mind that this information is subject to change.

Assigning On Post Housing – Incoming residents interested in living on post can either visit submit an application at the Balfour Beatty Communities website at www.ftjacksonfamilyhousing.com, contact the Balfour Beatty Community Management Office at 803-738-8275 or visit the office located at 520 Brown Avenue to meet with a Resident Specialist and complete an application for housing. During the meeting, the Resident Specialist will gather the information from the prospective resident such as size of family and housing requirements and will collect copies of their orders. Leave and Earning Statements, marriage certificates and copies of birth certificates may be required to validate information. Assignments for number of bedrooms will be based on the number of family members residing in the home who also appear on the Service Members DEERS as dependants.

The Resident Specialist will advise residents of the availability of the housing size that they qualify to occupy. If there is more than one home available, they will be given a choice of locations. Applicants will not be permitted to wait for a particular home or area when others are available, and will not be authorized to move from one area to another once housing is assigned, except for valid reasons such as a change in family composition. Refusal to accept the available housing will result in the prospect's name being moved to the bottom of the waiting list.

Residents must apply for housing within 30 days of arrival to receive an eligibility date of the "date departed last permanent duty station" or they will be placed on a waiting list effective the date of application. This is the date that determines the resident's application date on the housing waiting list.

With customer service in mind, office hours are designed to accommodate the residents' needs for visiting the office. The Community Management Office is open Monday – Friday from 7:30am – 4:30pm; however, these times are flexible to accommodate the incoming resident's needs. Residents can place applications, check their status on the waiting list, receive move-in instructions, place service requests and discuss specific needs with the Management staff. In the case of an emergency, personnel are available 24 hours a day / 7 days a week with an immediate response and resolution. Balfour Beatty Communities is committed to long-term solutions to maintenance problems, not just cosmetic fixes and strives to foster pride of ownership in homes and community by effectively maintaining physical appearance, cleanliness and state of repair for properties and surrounding landscapes.

Balfour Beatty Communities is happy to be working with the Residents of Fort Jackson. For more information, please log onto the Balfour Beatty Communities website at www.ftjacksonfamilyhousing.com.